



# To Let

## Substantial, refurbished industrial property on accessible estate

- Detached unit with extensive outside areas
- Brand new roof and elevations 10% translucent roof panels, LED lighting and solar panels
- 8.18m eaves height, 7.01m minimum clear height, 11.11m to the apex
- Integral two storey offices
- Well located within one mile of the A38 Devon Expressway via B3416
- Targeting EPC A after refurbishment
- Completion of refurbishment works in Q2 2025

### Unit 2

Langage Business Park, Western Wood Way,  
Plymouth, PL7 5BG

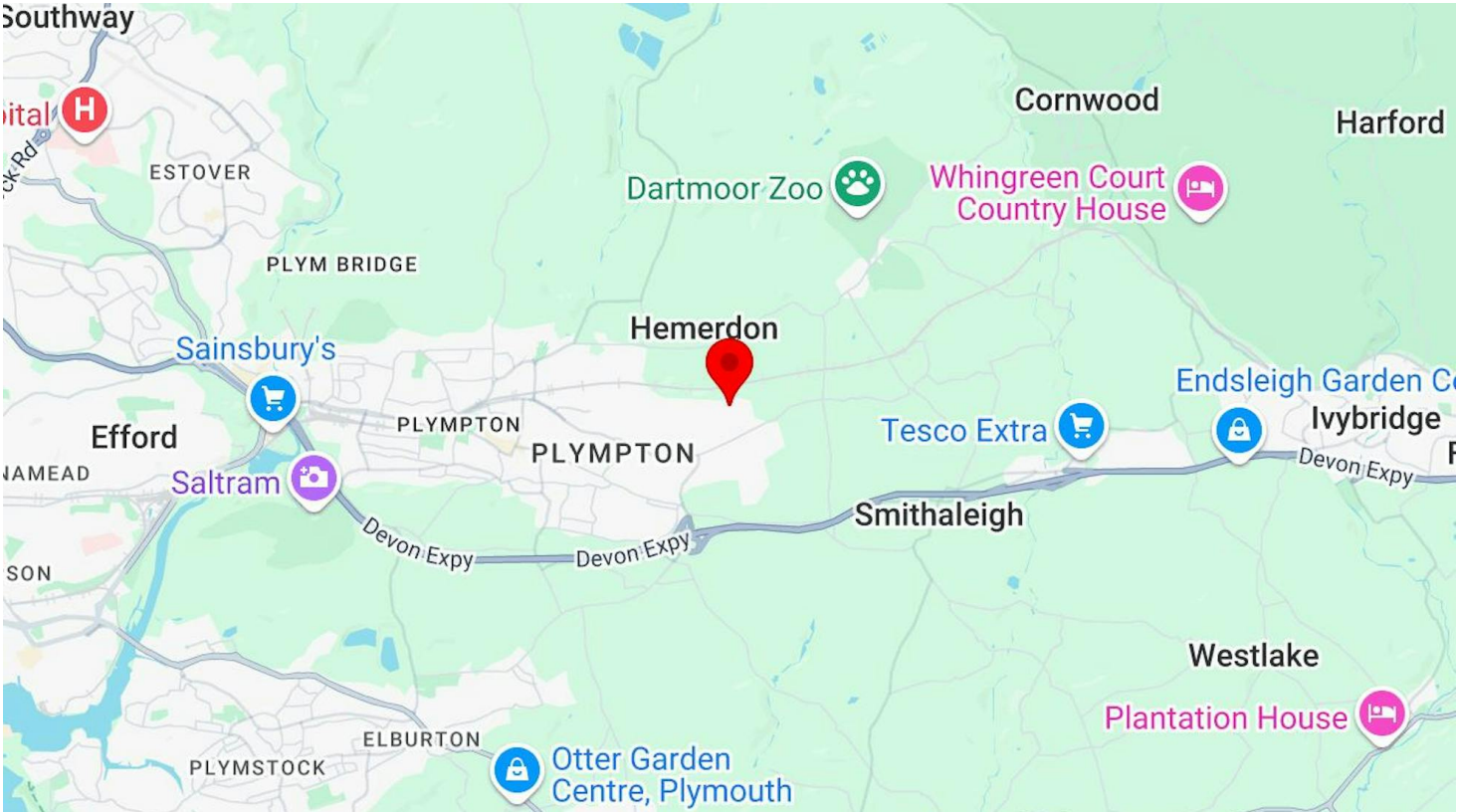
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**56,107 sq ft**

5,212.51 sq m

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Reference: #210811



## Summary

|                |                              |
|----------------|------------------------------|
| Available Size | 56,107 sq ft / 5,212.51 sq m |
| Rent           | £475,000 per annum           |
| EPC            | E (106)                      |

## Description

The property is located on the northern boundary of Langage Science Park, an established mixed use commercial estate located in Plympton, 6 miles (9.5 km) east of Plymouth town centre. The Science Park is situated just off Holland Road, which provides access to the A38 via Sandy Road (B3416).

The detached unit is of steel portal frame construction and will have brand new profile metal sheet to the roof and elevations. There are three new ground level access roller shutter loading doors to access yard. This yard is separately access from the main staff and visitor car park.

## Location

Plymouth is a major commercial centre in the South West of England and lies within the County of Devon, 50 miles (80 km) south west of Exeter, 120 miles (193 km) south west of Bristol and 215 miles (346 km) from Central London.

The city has excellent communication links with easy access to Exeter and the M5 provided via the A38. The national rail station at Plymouth is served by First Great Western, providing direct access to London Paddington (3 hours), Bristol Temple Meads, (2 hours) and other South West regional centres.

## Accommodation

The accommodation comprises the following areas:

| Name                                     | sq ft         | sq m            |
|------------------------------------------|---------------|-----------------|
| Ground - Warehouse / Offices / Ancillary | 52,213        | 4,850.75        |
| 1st - Offices / Ancillary / Plant rooms  | 3,894         | 361.76          |
| <b>Total</b>                             | <b>56,107</b> | <b>5,212.51</b> |

## Chris Yates

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## Mr Simon Harvey (Hartnell Taylor Cook (Bristol))

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